

AGENDA



Thursday, October 22, 2009

**Public Hearings and Possible Actions
RECOMMENDATION FOR COUNCIL ACTION****Item No. 60**

Subject: Conduct a public hearing and consider an amendment to the Land Development Agreement between the City and the Round Rock Independent School District to limit building coverage for development of Westwood High School, located at 12400 Mellow Meadow Drive, to 50% of the gross site area.

For More Information: Nikki Hoelter, 974-2863; Sylvia Arzola, 974-6448.

Prior Council Action: December 11, 2008: Council directed the City Manager to establish a procedure for public notice and input for development regulations and construction standards proposed by a governmental entity, and prior to Council consideration of the amendment, to process a request for a development agreement in accordance with the requirements for a zoning application, with applicable notice costs to be paid by the City.

On December 31, 2008, the site known as Westwood High School, located at 12400 Mellow Meadow Drive, was annexed into the City of Austin's full purpose jurisdiction and given a zoning classification of interim-rural residence (I-RR).

Prior to annexation, a site plan for Westwood High School was approved for the site, however at the time of approval, there were no specified site development regulations, such as a building coverage limit. Under a site plan revision, the Round Rock Independent School District proposed improvements to add a gymnasium and classrooms.

The land development agreement between the City and Round Rock Independent School District does not address building coverage, therefore the allowable building coverage defaults to the requirements of the I-RR zoning category, which is 20%.

The proposed amendment to the development agreement will remedy the situation by allowing a 50% gross site building coverage for the school, per the the development regulations under the LO, limited office zoning category.